



# TO LET – CAFE/RESTAURANT UNIT

Coatbridge, Unit 19-20, 125 Main Street



- PROMINENT CAFE/RESTAURANT OPPORTUNITY
- HIGH STREET LOCATION
- POTENTIAL FOR EXTERNAL SEATING

## LOCATION

Coatbridge is in North Lanarkshire located about 10 miles east of Glasgow city centre, benefiting from excellent transportation links, a resident population of approximately 42,000 people and a catchment in excess of 320,000 people.

The premises are located on the high street, directly opposite the town's recently redeveloped dual purpose Health & Community Centre and in close proximity to Coatbridge College, home to approximately 7,000 full and part-time students. The location has also recently been the beneficiary of significant investment in the streetscape. Nearby occupiers include **New Look, HBOS, Nisa, Iceland** and **Savers**.

## DESCRIPTION

The premises comprise a ground floor only unit, benefitting from a fully glazed frontage, extending to the following net internal area:-

## ACCOMMODATION

Ground Floor	206 sq m	2,214 sq ft
<b>Total</b>	<b>206 sq m</b>	<b>2,214 sq ft</b>

## USE

Class 3 (Cafe/Restaurant).

## TERMS

The premises are available on a new full repairing and insuring lease of negotiable length

## RENT

Rental offers in the region of **£35,000 per annum** are sought.

## SERVICE CHARGE

The current on account service charge is **£6,861.94 per annum**.

## RATES

We are verbally informed by the Local Authority that the 2017/18 Rateable Value of the shop will be: -

2017/18 Rateable Value	£30,000
2017/18 Commercial Rate Pounding	£0.466
(exclusive of water and sewerage rates)	

## EPC

A copy of the EPC will be made available as required.

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

## VAT

All figures are quoted exclusive of VAT.

## VIEWING

Strictly by appointment via:-

## Reith Lambert

### Richard Ford

0141 225 5710

richard@reithlambert.co.uk

### David Thorburn

0141 225 5711

david@reithlambert.co.uk

Or our joint agent, **Tom Forster** of **Eric Young & Co** on 0131 558 5130 or tforster@eyco.co.uk

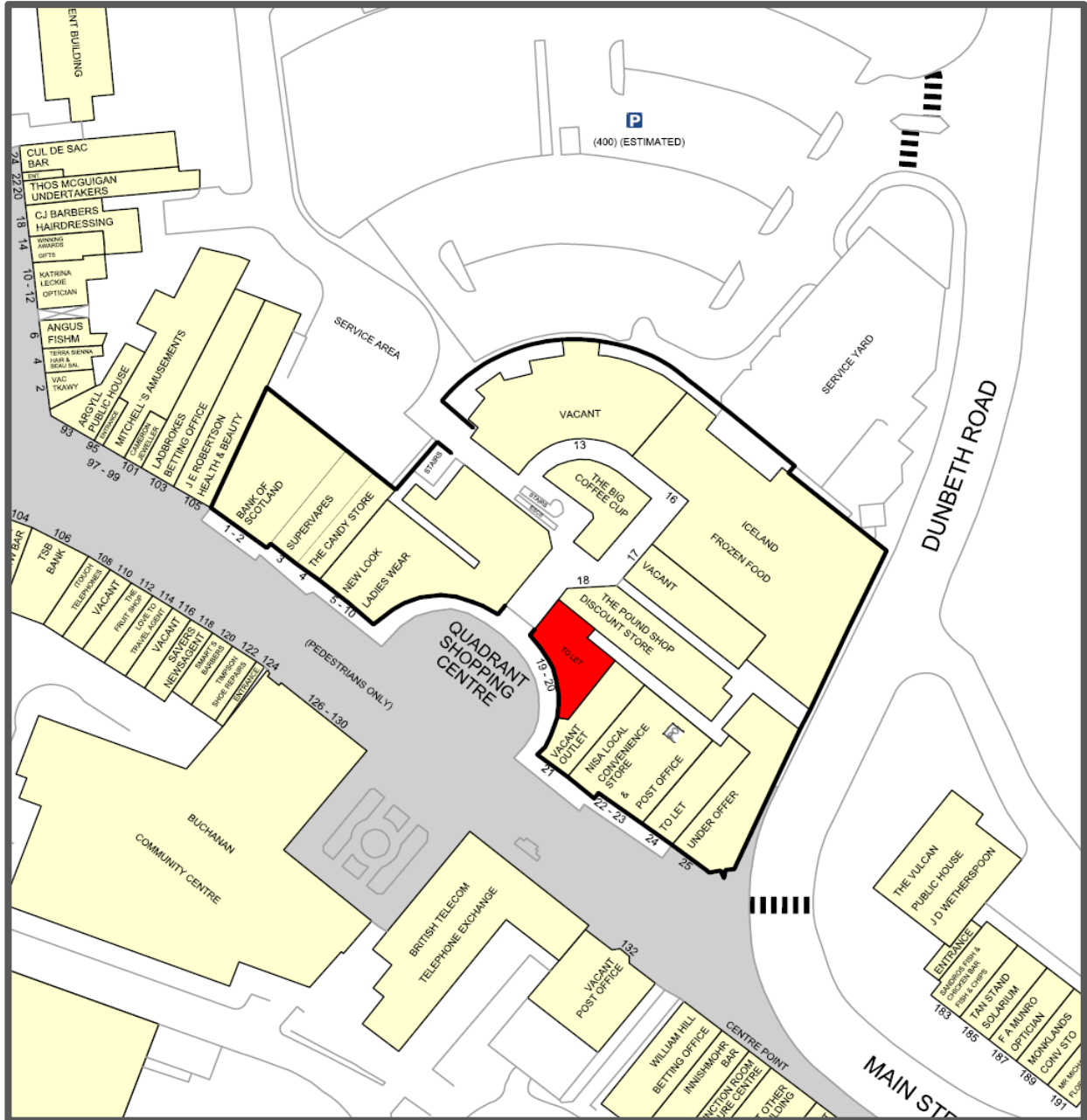




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**Reith Lambert**  
Commercial Property Advisers



Not to scale.

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